142.0	0002	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	787,300 / 787,300
					USE VALUE:	787,300 / 787,300
					ASSESSED:	787,300 / 787,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
208		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GARRAHAN JOHN L--ETAL
Owner 2:	FARINA BARBARA
Owner 3:	
Street 1:	208 GRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1425 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6077.000	300,400	5,100	481,800	787,300
Total Card	0.140	300,400	5,100	481,800	787,300
Total Parcel	0.140	300,400	5,100	481,800	787,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 552.49 /Parcel: 552.49

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	91554
GIS Ref	
GIS Ref	
Insp Date	01/14/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 142.0-0002-0022.0

!10984!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	300,400	5100	6,077.	481,800	787,300		Year end	12/23/2021
2021	101	FV	291,200	5100	6,077.	481,800	778,100		Year End Roll	12/10/2020
2020	101	FV	291,300	5100	6,077.	481,800	778,200	778,200	Year End Roll	12/18/2019
2019	101	FV	230,300	5100	6,077.	451,700	687,100	687,100	Year End Roll	1/3/2019
2018	101	FV	230,300	5100	6,077.	373,400	608,800	608,800	Year End Roll	12/20/2017
2017	101	FV	230,300	5100	6,077.	343,300	578,700	578,700	Year End Roll	1/3/2017
2016	101	FV	230,300	5100	6,077.	313,200	548,600	548,600	Year End	1/4/2016
2015	101	FV	217,100	5100	6,077.	307,200	529,400	529,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:42:24

LAST REV

Date	Time
01/25/18	18:44:16
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10984

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONOVAN MARY	24014-378		12/9/1993		194,500	No	No	Y	

USER DEFINED

Prior Id # 1:	91554
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2012	1203	Re-Roof	9,899	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2013	Info Fm Prmt	EMK	Ellen K
1/14/2009	Measured	372	PATRIOT
1/28/2000	Inspected	276	PATRIOT
11/18/1999	Measured	270	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6077		Sq. Ft.	Site		0	80.	0.99	9									481,848						481,800	

Total AC/HA:	0.13951	Total SF/SM:	6077	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	481,848	Spl Credit		Total:	481,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	4 - Loose Msry.		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98950505
Adj $ / SQ:	180.337
Other Features:	59050
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	369081
Depreciation:	68649
Depreciated Total:	300432

COMMENTS

OF=TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

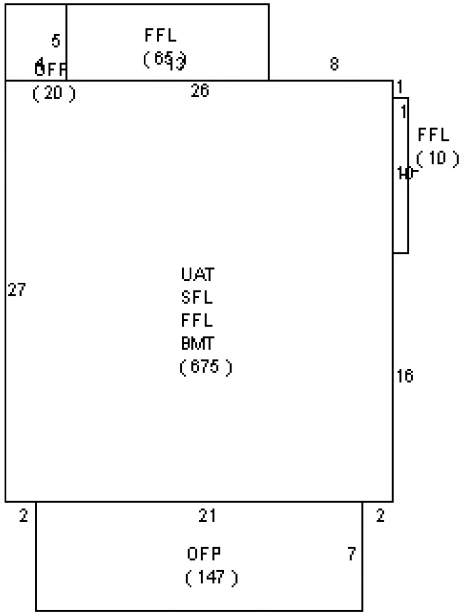
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	180.34
Special Features:	0	Val/Su Net:	123.32
Final Total:	300400	Val/Su SzAd	210.81

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	750	180.340	135,253
BMT	Basement	675	54.100	36,518
SFL	Second Floor	675	180.340	121,728
UAT	Upper Attic	169	72.130	12,173
OFP	Open Porch	167	26.100	4,359

Net Sketched Area:	2,436			Total:	310,031
Size Ad	1425	Gross Area	2942	FinArea	1425

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0002-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1950	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100